

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22082

Property Information

property address: 100 S TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 25, LOT 9 & 10

owner name/address: BROADMOOR INTERESTS LLC

1215 E VILLA MARIA RD

BRYAN, TX 77802-2520

full business name: Olde School Tattoo & Southern Style

land use category: Comm. Trce

type of business: Car Sales & Tattoo Shop

current zoning: DT-C

occupancy status: occ

lot area (square feet): 11600

frontage along Texas Avenue (feet): 115

lot depth (feet): 100

sq. footage of building: 3300

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards N/A

Improvements

of buildings: 2 building height (feet): 25 # of stories: 2

type of buildings (specify): Store & warehouse

building/site condition: 3 needs landscaping

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no 1/2

other improvements: ☒ yes ☐ no (specify) pipe fences - rusted; wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: _____ type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking (Shaded)

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 31

lot type: ☒ asphalt ☐ concrete ☐ other _____

space sizes: 18 sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: bad

end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

(2 sidewalk curb cuts)
☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: Front porch area should be removed for landscaping

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no N/A

Other Comments:

used car lot next to building 1/2 price